

BILL NO. R-85-11-54

DECLARATORY RESOLUTION NO. R-141-85

A DECLARATORY RESOLUTION designating  
an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 November 12, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

Parcel C, Block #13, Interstate  
Industrial Park, Fort Wayne,  
Indiana;

said property more commonly known as SEC Newaygo Road and Production Road, Interstate Industrial Park, Fort Wayne, Indiana;

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 4, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a re-

1 Page Two

2 commendation from said department concerning the  
3 advisability of designating the above designated  
4 area an "Economic Revitalization Area";

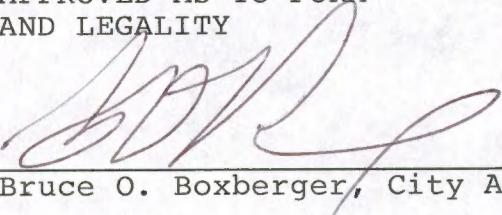
5 (c) Common Council shall publish notice in accordance  
6 with I.C. 5-3-1 of the adoption and substance of  
7 this Resolution and setting this designation as an  
8 "Economic Revitalization Area" for public hearing;

9 (d) If this Resolution involves an area that has al-  
10 ready been designated an allocation area under  
11 I.C. 36-7-14-39, then the Resolution shall be re-  
12 ferred to the Fort Wayne Redevelopment Commission  
13 and said designation as an "Economic Revitalization  
14 Area" shall not be finally approved unless said  
15 Commission adopts a resolution approving the peti-  
16 tion.

17 SECTION 3. That this Resolution shall be subject to  
18 being confirmed, modified and confirmed or rescinded after public  
19 hearing and receipt by Common Council of the above described re-  
20 commendations and resolution, if applicable.

21 SECTION 4. That this Resolution shall be in full force  
22 and effect from and after its passage and any and all necessary  
23 approval by the Mayor.

24   
25 \_\_\_\_\_  
26 Councilmember

27 APPROVED AS TO FORM  
28 AND LEGALITY  
29   
30 \_\_\_\_\_  
31 Bruce O. Boxberger, City Attorney  
32

Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M., E.S.T.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stuk, seconded by S. Lee, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	<u>✓</u>	—	—	—	—
<u>BURNS</u>	<u>✓</u>	—	—	—	—
<u>EISBART</u>	<u>✓</u>	—	—	—	—
<u>GiaQUINTA</u>	<u>✓</u>	—	—	—	—
<u>HENRY</u>	<u>✓</u>	—	—	—	—
<u>REDD</u>	<u>✓</u>	—	—	—	—
<u>SCHMIDT</u>	<u>✓</u>	—	—	—	—
<u>STIER</u>	<u>✓</u>	—	—	—	—
<u>TALARICO</u>	<u>✓</u>	—	—	—	—

DATE: 11-26-85

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-141-85

on the 26th day of November, 1985.

ATTEST:

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. GiaQuinta

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of November, 1985, at the hour of 1:00 o'clock P. M., E.S.T.

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December, 1985, at the hour of 3:30 o'clock P. M., E.S.T.

Win Moses, Jr.

WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Michael C. Dahm
2. Owner(s) Production Road General Partnership
3. Address of Owner(s) 1910 Fort Wayne National Bank Building  
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s): (219) 423-4311
5. Relationship of Applicant to Owner(s) if any Partner
6. Address of Applicant 1910 Fort Wayne National Bank Building  
Fort Wayne, Indiana 46802
7. Telephone number of Applicant: (219) 423-4311
8. Address of Property Seeking Designation SEC Newaygo Road  
and Production Road, Interstate Industrial Park, Fort Wayne, IN
9. Legal Description of Property Proposed for Designation  
(may be attached) Parcel C, Block #13, Interstate Industrial  
Park, Fort Wayne, Indiana. See survey attached
10. Township Washington
11. Taxing District Fort Wayne-Washington 80

12. Current Zoning M-1, Light Industrial

13. Variance Granted (if any) None

14. Current Use of Property

a. How is property presently used? Vacant

b. What Structure(s) (if any) are on the property?  
None

b. What is the condition of this structure/these  
structures N/A

15. Current Assessed Value of Real Estate

a. Land \$16,500

b. Improvements

16. Amount of Total Property Taxes Owed During the Immediate  
Past Year

\$1,270.48

17. Description of Proposed Improvements to the Real  
Estate

15,000 s.f. pre-engineered space suitable for light manufacturing,  
wholesaling and showroom area.

18. Development Time Frame

a. When will physical aspects of development or  
rehabilitation begin?

On or before April 30, 1986.

b. When is completion expected? November 30, 1986

19. Cost of Project (not including land costs) \$400,000

20. Permanent Jobs Resulting from Completed Project

A-1

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 15

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b. What is the nature of those jobs? Anticipate wholesale and light assembly.

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c. Anticipated time frame for reaching employment level stated above?

Twelve months

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21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

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22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Construction site is located within the limits of Fort Wayne, a community that has experienced extreme economic hardships due to unemployment, etc.

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23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

There is a demand for light manufacturing space of 16,000 s.f. in this community. This building will help attract prospects to the area and will fill a definite need.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No X

26. Financing on Project

What is the status of financing connected with this project? Commitment for a conventional construction financing proposed from a local bank.

I hereby certify that the information and representation  
on this Application are true and complete.

Michael C. Dahm

Signature (s) of Owners

Michael C. Dahm

November 12, 1985

Date

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Information Below to be filled in by Department of Economic  
Development:

Date Application Received:

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Date Application Forwarded to Law Dept.:

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Date of Legal Notice Publication:

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Date of Public Hearing:

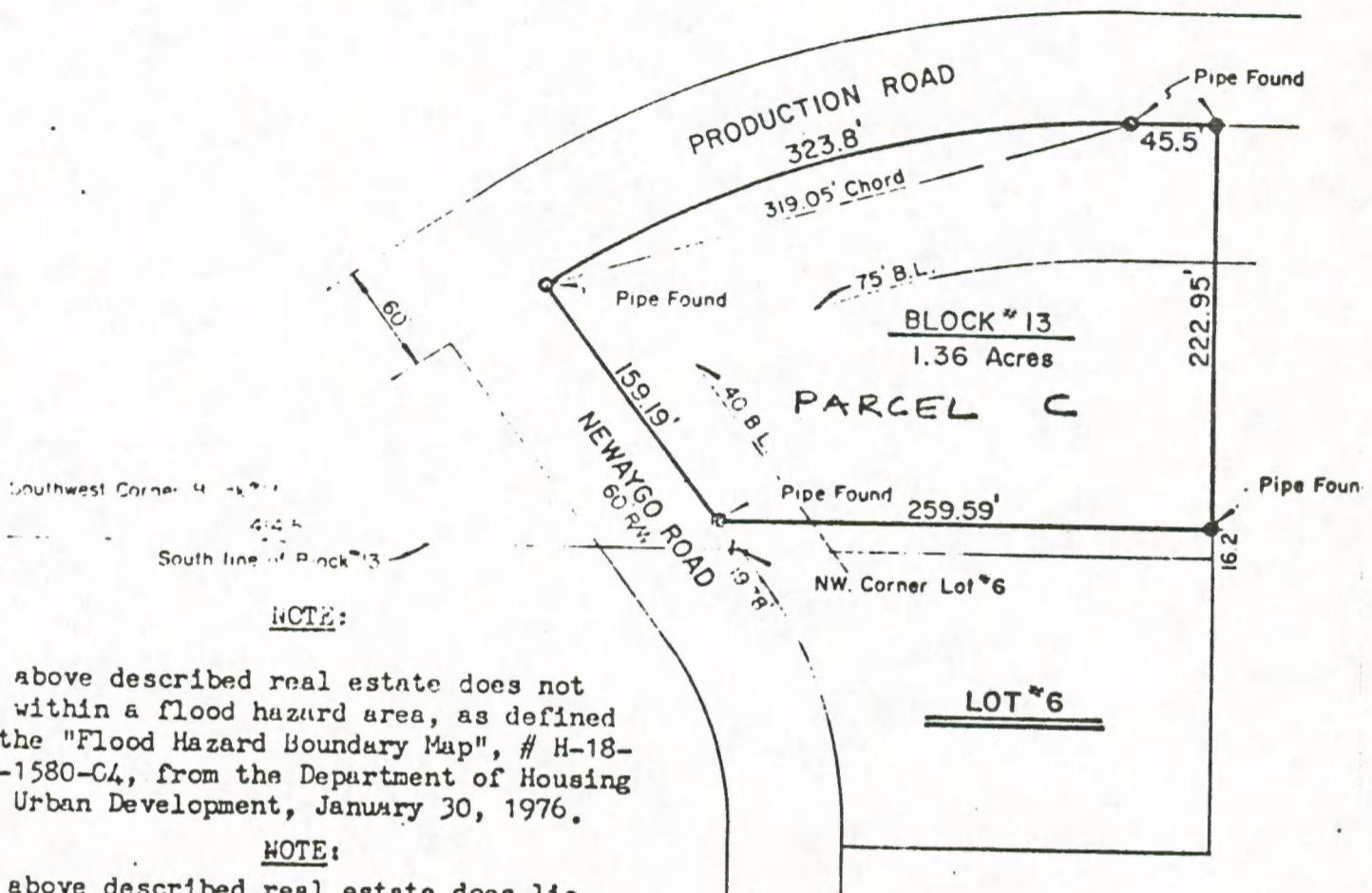
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Approved or Denied?      Date:

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Allocation Area:

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NOTE:

The above described real estate does lie within a designated flood hazard area, as defined by "Flood Hazard Analyses", November, 1974.

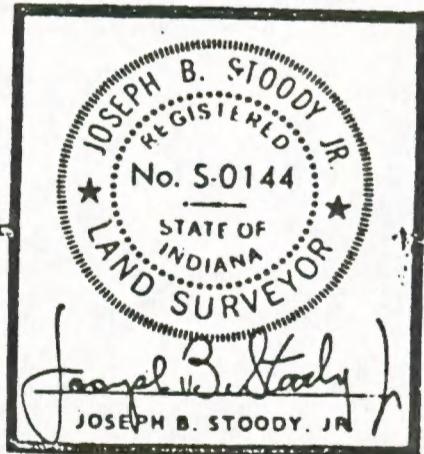
ARLINGTON INVESTMENT CORP.

SCALE 1" = 100'

DATE 3-12-76

DB NO. 2386

Exhibit B - Continued



4107  
Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-85-11-54

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Production Road General Partnership; SEC Newaygo Road and Production Road, Interstate Industrial Park, Fort Wayne, Indiana)

EFFECT OF PASSAGE A 15,000 square foot building will be constructed on land that is presently vacant. There is a demand for light manufacturing space of 16,000 square feet in this community. This building will help attract prospects to the area and will fill a definite need.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

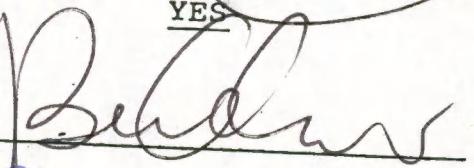
ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

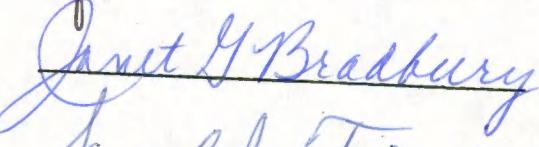
BILL NO. R-85-11-54

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1

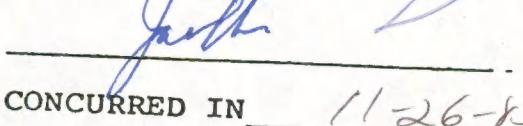
\* HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)  
(RESOLUTION)  DO PASS  DO NOT PASS  WITHDRAWN  
YES  NO

  
BEN A. EISBART  
CHAIRMAN

  
JANET G. BRADBURY  
VICE CHAIRWOMAN

  
SAMUEL J. TALARICO

  
THOMAS C. HENRY

  
JAMES S. STIER

CONCURRED IN

11-26-85

SANDRA E. KENNEDY  
CITY CLERK